

## S U M M A R Y

<b>FILE NO.</b>	2212	<b>Thomas Guide Map No.</b>	684
		<b>Date Received:</b>	10/27/05
		<b>Date Distributed:</b>	10/28/05
<b>ENTITY</b>	Southwest Suburban Sewer District	<b>Date Filed:</b>	
<b>ACTION</b>	Resolution for Annexation	<b>Expiration 45 Days:</b>	12/11/05
<b>TITLE</b>	2005-1 Island Annexation	<b>Board Meeting:</b>	11/09/05

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<b>Location</b>	<p>The Annexation Area is located essentially within the corporate boundaries of the City of Des Moines. However, a portion of the Annexation Area – within the right-of-way – lies inside the corporate boundaries of Normandy Park.</p> <p>The entirety of the Annexation Area is bounded on the north by South 200<sup>th</sup> Street and on the south by South 208<sup>th</sup> Street. The eastern boundary is located generally east of 2<sup>nd</sup> Avenue South and west of 3<sup>rd</sup> Avenue South. The western boundary is formed by 1<sup>st</sup> Avenue South.</p>
<b>Land Area</b>	<p><u>City of Des Moines</u>: Approximately 41.74 acres (131 parcels).</p> <p><u>City of Normandy Park</u>: First Avenue South Right-of-Way</p>
<b>Existing Land Use</b>	<p><u>City of Des Moines</u>: Residential Uses.</p> <p><u>City of Normandy Park</u>: First Avenue South Right-of-Way</p>
<b>Population</b>	<p><u>City of Des Moines</u>: Estimated at 286 people</p>
<b>Assessed Valuation</b>	<p><u>City of Des Moines/Normandy Park</u>: Approximately \$23,126,200</p>
<b>County Comprehensive Plan/County Zoning</b>	<p>Not Applicable</p>
<b>City Comprehensive Plan</b>	<p><u>City of Des Moines</u>: Residential Use</p> <p><u>City of Normandy Park</u>: Public Right-of –Way (First Avenue South)</p>
<b>City Zoning</b>	<p><u>City of Des Moines</u>: Residential Uses – Single Family</p> <p><u>City of Normandy Park</u>: Not Applicable</p>
<b>District Comprehensive Plan</b>	<p>Southwest Suburban Sewer District Comprehensive Plan (Adopted 1999)</p>
<b>District Franchise</b>	<p>The City of Des Moines, the City of Normandy Park, and the Southwest Suburban Sewer District have a Franchise Agreement which provides for service to properties in the 2005-1 Island Area.</p>
<b>Urban Growth Area (UGA)</b>	<p>The 2005-1 Island Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.</p>
<b>SEPA Declaration:</b>	<p>An Environmental Checklist was prepared for the 2005-1 Island Area. A Determination of Non-Significance was issued in August 2005.</p>

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Dow Constantine; Pete von Reichbauer

**King County** Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

**Cities:** Des Moines; Normandy Park; Burien; SeaTac

**Fire Districts:** King County Fire Protection District No. 2 and District No. 26

**Water Districts:** King County Water District (No. 49 and No. 54); Highline Water District

**Sewer Districts:** Midway Sewer District; Val Vue Sewer District

**School District:** Highline School District No. 401

## **SUMMARY - File No. 2212**

The Southwest Suburban Sewer District proposes to annex approximately 41.74 acres of land (131 parcels) within the corporate limits of the City of Des Moines and adjacent public right-of-way (First Avenue South) which is located within the corporate limits of the City of Normandy Park. The annexation area is located within the City of Des Moines. The site is bounded on the north by South 200<sup>th</sup> Street and on the south by South 208<sup>th</sup> Street. The eastern boundary is located generally east of 2<sup>nd</sup> Avenue South and west of 3<sup>rd</sup> Avenue South. The western boundary is formed by First Avenue South.

Southwest Suburban Sewer District includes the Annexation Area in its Comprehensive Plan. Sewer District representatives report that the District has necessary capacity to serve the 2005-1 Island Area. No sewer service is provided to the 2005-1 Island Area at the present time.

The 2005-1 Island Annexation is being proposed by the Southwest Suburban Sewer District in order to facilitate the provision of coordinated sewer services to the Area. Properties within the City of Des Moines and the City of Normandy Park are designated entirely for residential use and developed with single-family homes.

Annexation will also provide residents an opportunity to participate in elections for the Southwest Suburban Sewer District.

The Southwest Suburban Sewer District initiated this annexation proposal pursuant to RCW 57.24.170 (Annexation of Unincorporated Territory) which permits the District Board of Commissioners to resolve to annex territory that is less than 100 acres in size and has at least 80% of its boundaries contiguous to municipal corporations. The proposed Annexation Area (at 41.74 acres) includes boundaries that are 89.6% contiguous to the boundaries of the existing District service area. A Resolution for Annexation was approved by the Sewer District in August 2005.

Southwest Suburban Sewer District representatives report that the proposed annexation is consistent with the State Growth Management Act (RCW 36.70). For example, the Growth Management Act policies encourage provision of basic services to urban areas. The Annexation site is entirely within the Urban Growth Area.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30, and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13, pertaining to the provision of public sewer services within the Urban Growth area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the City of Des Moines Comprehensive Plan and with City of Normandy Park Comprehensive Plan. For example, the Annexation is reportedly consistent with Normandy Park Plan – Goal 4 for facilitation of the provision of all utilities at appropriate levels of service to protect the natural and built environments. Further, the City of Des Moines Comprehensive Plan provides Goal 05-01-01 which calls for adequate public facilities to accommodate existing and planned land uses consistent with the need for public services. Policy 5-03-04 calls for the provision of essential facilities and services to ensure public safety and to preserve the natural environment.

The 2005-1 Island Annexation would be consistent with growth management planning for the site, but the action would not have a direct effect on the area's land use designations, zoning, population allocations, or other public facilities/services associated with this action. The proposal will not affect current or future services (e.g., fire district services or water district services).

Southwest Suburban Sewer District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would help to preserve the community (Objective 1) by providing an opportunity for coordinated services that will protect and enhance residential uses. The proposed annexation is also consistent with Objective 3, which calls for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 calling for regular and practical boundaries. More specifically, the Southwest Suburban Sewer District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District.

Southwest Suburban Sewer District representatives report that all costs associated with extending service to the property will be the responsibility of property owners within the annexation area. Establishment of a Utilities Local Improvement District (ULID) may be needed for the construction of required new facilities. Revenue gain will be limited to connection charges and monthly fees associated with connecting new customers to the existing sewer system.